



City of El Paso – City Plan Commission Staff Report

Case No: PZST12-00011
Application Type: Special Permit
CPC Hearing Date: January 24, 2013
Staff Planner: Andrew Salloum, (915) 541-4633, salloumam@elpasotexas.gov

Location: 906 N. Mesa Street
Legal Description: Lots 15 and 16, Block 44, Harts Survey No. 9, City of El Paso, El Paso County, Texas
Acreage: 0.14-acre
Rep District: 8
Zoning: C-4 (Commercial)
Existing Use: Vacant
Request: Infill Development
Proposed Use: Office

Property Owner: DDDG Investment II, L.P.
Representative: CEA Group

SURROUNDING ZONING AND LAND USE

North: C-4 (Commercial) / Office
South: C-4 (Commercial) / Retail
East: A-2 (Apartment) / Parking Lot
West: C-4 (Commercial) / Bank

The Plan for El Paso Designation: G2, Traditional neighborhood (Walkable) (Central Planning Area)

NEAREST PARK: Cleveland Square Park (1,894 feet)

NEAREST SCHOOL: Vilas Elementary (3,907 feet)

NEIGHBORHOOD ASSOCIATIONS

El Paso Central Business Association

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on January 8, 2013. The Planning Division has not received any letters or phone calls in support or opposition of the rezoning request.

APPLICATION DESCRIPTION

The applicant is requesting a special permit for infill development and a detailed site development plan. The site plan was previously reviewed and recommended for approval by the CPC on September 20, 2012. The applicant has made significant changes to detailed site plan and is now coming back to the CPC for review. The following are the changes from the previous detailed site development plan: the office building has decreased in size from 9,795 sq. ft. to 8,830 sq. ft. 2-two story and a portion of garage parking is now at street level. Also, the rear yard setback had increased from 0 to 10 feet which is the minimum required rear yard setback. Detailed site development plan complies with all other density and dimensional standards. The development requires 18 parking spaces and the applicant is providing 9 parking spaces. The infill development includes an automatic 50% parking reduction. Access to the subject property is proposed from Rio Grande Avenue and Montana Avenue via the alley.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **approval** of the special permit and detailed site development plan review request for infill development as the development meets all guidelines and requirements for infill development, special permit 20.04.320 and detailed site development plan 20.04.150.

Plan El Paso-Future Land Use Map Designation

All applications for special permit shall demonstrate compliance with the following criteria:

G-2 – Traditional Neighborhood: This sector includes the remainder of central El Paso as it existed through World War II. Blocks are small and usually have rear alleys; buildings directly faced streets; schools, parks, and small shops are integrated with residential areas. This sector is well-suited for use of the Smart Code as a replacement for current zoning when planned in conjunction with specific neighborhood plans or identified in this Comprehensive Plan.

The purpose of the C-4 (Commercial) district is to provide for locations for the most intensive commercial uses intended to serve the entire city. It is intended that the district regulations permit heavy commercial uses characterized by automotive and light warehousing. The regulations of the districts are intended to provide a transition from general business areas to industrial and manufacturing uses, and to accommodate major locations of commerce, service and employment activities. Within the central business district, more intensive commercial uses are allowed, the predominant of which are retail trade and service uses, providing less restrictive height and area regulations.

COMMENTS:

City Development Department - Planning Division - Transportation

No objections.

Notes:

- Location is located along the Mesa Rapid Transit System (RTS) Corridor. Coordinate the location and/or arrangement of any bus stops and/or bus pull in bays with Sun Metro.
- Access and improvements to Mesa Street (SH 20) shall be coordinated and approved by TxDOT.
- All existing / proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall be in compliance with current ADA/TAS rules and regulations and the current City of El Paso Design Standards for Construction.

City Development Department – Plan Review

Recommend approval with conditions that compliance with current building and zoning codes are met: proposed plans lack detail as follows:

1. to meet all egress requirements
2. fire protection
3. necessary ventilation at parking garage
4. correct ADA accessible route be addressed
5. occupant loads

City Development Department - Landscaping Division

No objections.

City Development Department - Land Development

No objections.

Fire Department

IFC 2009 Section 501.3; Construction documents for proposed fire apparatus access 503.1.1 Access shall allow the extension within 150 feet of all portions of any facility or building 1003.6 Means of egress continuity. The path of egress travel along a means of egress shall not be interrupted by any building element other than a means of egress component as specified in this chapter. Obstructions shall not be placed in the required width of a means of egress except projections permitted by this chapter. The required capacity of a means of egress system shall not be diminished along the path of egress travel.

** Note, A more detailed reviewed will be done by fire plan review during the permitting process.

Sun Metro

Sun Metro does not oppose this request. Recommends the construction of sidewalks to permit pedestrian access to mass transit opportunities.

El Paso Water Utilities

We have reviewed the special permit request described above and provide the following comments:

EPWU does not object to this request.

EPWU-PSB Comments

Water:

Along Mesa Street between Rio Grande Avenue and Montana Avenue there is an existing ten (10) inch diameter water main.

Along the alley located between Mesa Street and Stanton Street north of Montana Avenue there is an existing four (4) inch diameter water main. This main dead-ends at approximately 27 feet north of Montana Avenue. From this dead-end point of the main towards Rio Grande Avenue there are no existing water mains along the described alley.

As per EPWU-PSB Records, 906 N. Mesa Street has a single one (1) inch diameter water service.

Previous water pressure readings conducted on fire hydrant number 2074 located at Mesa Street and Rio Grande Avenue yielded a static pressure of 70 pounds per square inch (psi), residual pressure of 68 psi, discharge of 1,087 gallons per minute (gpm).

Sanitary Sewer:

Along the alley located between Mesa Street and Stanton Street there is an existing eight (8) inch diameter sanitary sewer main.

Along Mesa Street between Rio Grande Avenue and Montana Avenue there are no an existing sanitary sewer mains.

General:

Mesa Street is a Texas Department of Transportation (TxDOT) right-of-way. All proposed water and sanitary sewer work to be performed within Mesa Street right-of-way requires written permission from TxDOT.

Water and sanitary sewer service is available from the above described mains.

If the City of El Paso Fire Department requires additional fire hydrants on public right-of-way and/or an on-site fire protection system within the private property, the property owner is responsible for all costs incurred to extend, relocate and construct water mains and appurtenances to provide this service.

Application for water and sanitary sewer services should be made 6 to 8 weeks prior to construction to ensure water for construction work. New service applications are available at 1154 Hawkins, 3rd Floor. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

CITY PLAN COMMISSION OPTIONS

The City Plan Commission may consider the following options and additional options that it identifies when reviewing the special permit and detailed site development plan application:

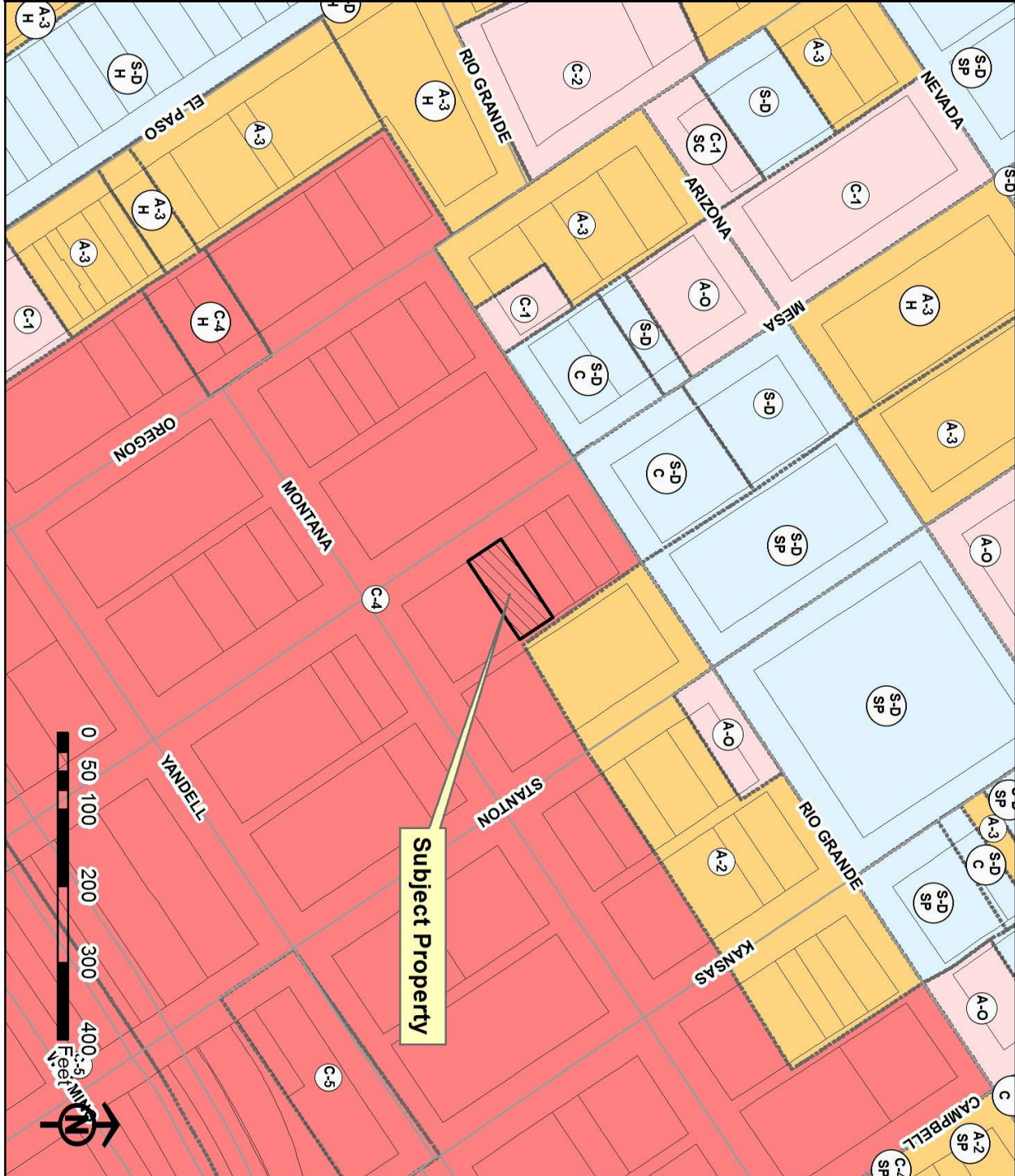
1. Recommend approval of the application finding that the special permit and detailed site development plan is in conformance with the review criteria of Plan El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan
2. Recommend approval of the application with modifications to bring the special permit and detailed site development plan into conformance with the review criteria in Plan El Paso as reflected in CPC report or other criteria from the Plan as identified by the CPC.
3. Deny the application finding that the special permit and detailed site development plan does not conform to the review criteria in Plan El Paso as reflected in CPC report or other criteria identified from the Plan by the CPC.

Attachments

1. Zoning Map
2. Aerial Map
3. Detailed Site Development Plan
4. Elevations

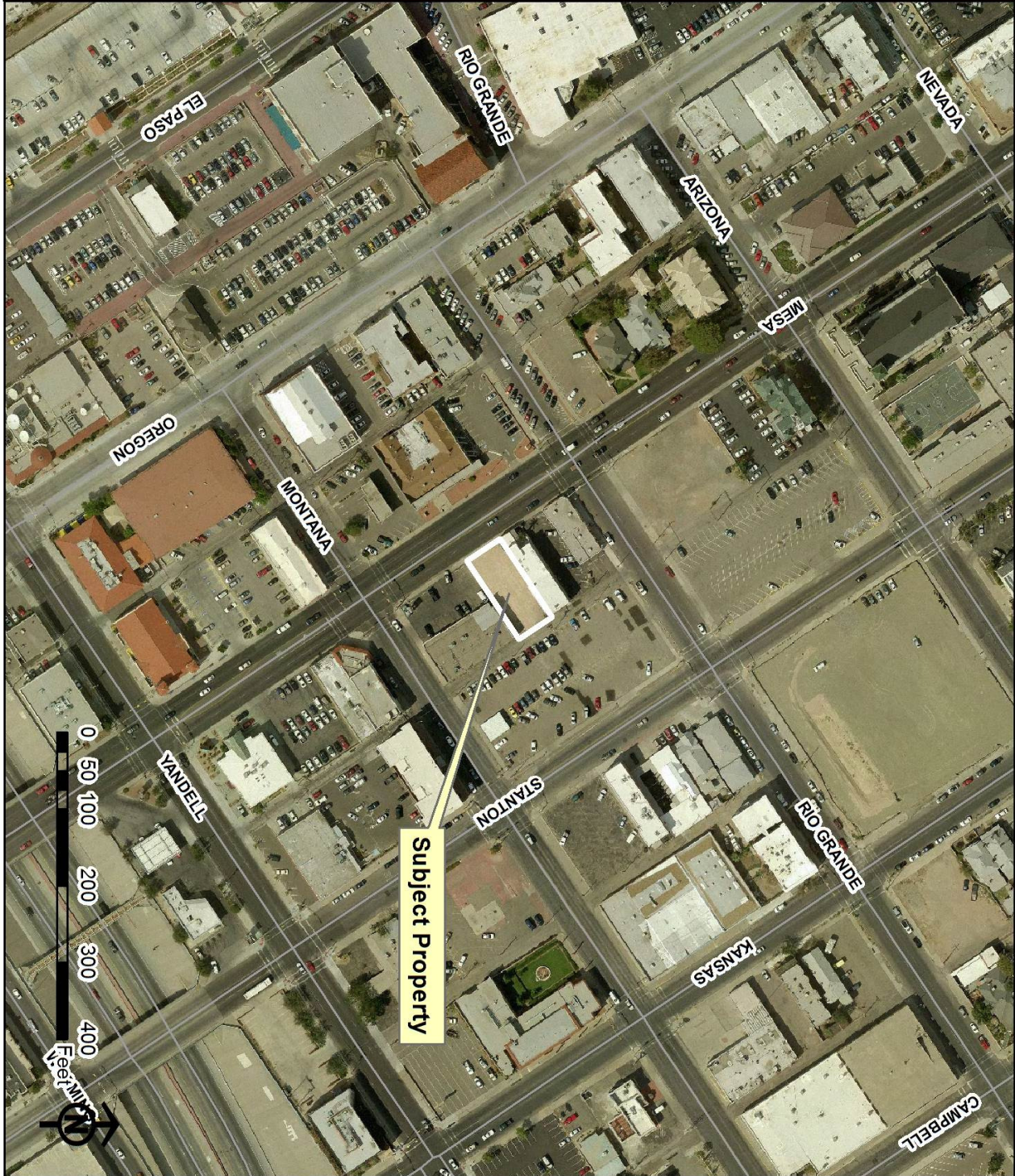
ATTACHMENT 1: ZONING MAP

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ATTACHMENT 2: AERIAL MAP

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ATTACHMENT 4: ELEVATIONS

